

**117 North Huon Road, Ranelagh, Tas 7109**



**Sold House**

Friday, 25 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



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**\$930,000**

Nestled amidst the tranquil embrace of nature, this property presents a unique opportunity to live in harmony with both comfort and natural beauty. Located alongside the serene riverbanks of the Huon River, this 3 bedroom, 2 bathroom brick home offers a retreat-like experience while providing modern conveniences. Enjoy picturesque views and a calming ambiance that only a riverside location can provide. The heart of this home is the open plan living area, seamlessly connecting the living, dining and kitchen spaces. This layout not only enhances natural light and airflow but also fosters a sense of togetherness for family and friends. The property is surrounded by gum trees, providing a canopy of shade and adding to the aesthetic charm. The presence of these towering trees creates an enchanting backdrop that changes with the seasons. There are also raspberry and passionfruit trees perfect for your summer drinks or a light snack. Built in 2010, the home offers modern amenities and conveniences. With a sense of seclusion and privacy, this property becomes your own oasis, allowing you to escape the hustle and bustle of daily life. Enjoy quiet moments in the company of nature or host gatherings in a tranquil setting. Outside there is a spacious colorbond garage with a carport attached providing ample storage space for vehicles and outdoor equipment. The property also features a self contained cottage, this was the original cottage on the property which was used by the owners while they built their home and has provided great family and guest accommodation over the years. There is plenty of land for kids to play, ride, kick a ball, and easy sections to make internal fences if you would like to run some animals and create a lifestyle hobby farm. With great access to the river from the edge of the property over the crown land reserve. If you want the best of everything then this property offers a hard to find combination with usable land, privacy, a great sun path and views positioned alongside the Huon River within a 30 minute drive of the CBD of Hobart and within walking distance of the shops, park and playground at Ranelagh. Experience the best of both worlds - a contemporary dwelling nestled within a natural wonderland. This property promises a lifestyle that celebrates the beauty of the outdoors while ensuring every comfort is met. Discover the joy of riverside living and create memories like fishing for trout, kayaking and swimming in the river that will last a lifetime. Rates \$2,300 approx. pa